



AVAILABLE FOR LEASE

DISTRIBUTION | WAREHOUSE | INDUSTRIAL
3122 14TH AVENUE | KENOSHA WI | 53140



3122 14th Avenue | Kenosha, Wisconsin | 263,367 SF



PHOENIX INVESTORS

Opportunity. Execution. Value Creation.

Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Kurt Jensen
262-308-0008
kurt@phoenixinvestors.com

FEATURES

- One hour to Milwaukee or Chicago
- Outdoor storage available
- Only 7 miles from I-94



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PROPERTY DETAILS

Building Size:	263,367 SF
Available Space:	263,367 SF
Land Area:	13.36 acres
Minimum Divisible:	25,000 SF
Year Built:	1949-1970 Renovated 2014
Clear Height:	12' - 28'
Docks:	15
Drive Ins:	9
Power:	Heavy
Lighting:	LED
Column Width:	Varies
Zoning:	M2: Heavy Manufacturing District
Sprinklers:	100% wet
Parcel ID:	11-223-30-202-003



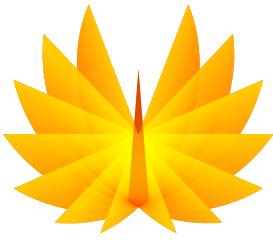
FOR COMPLETE INFORMATION CONTACT:

✉ KURT@PHOENIXINVESTORS.COM | ☎ (262) 308-0008
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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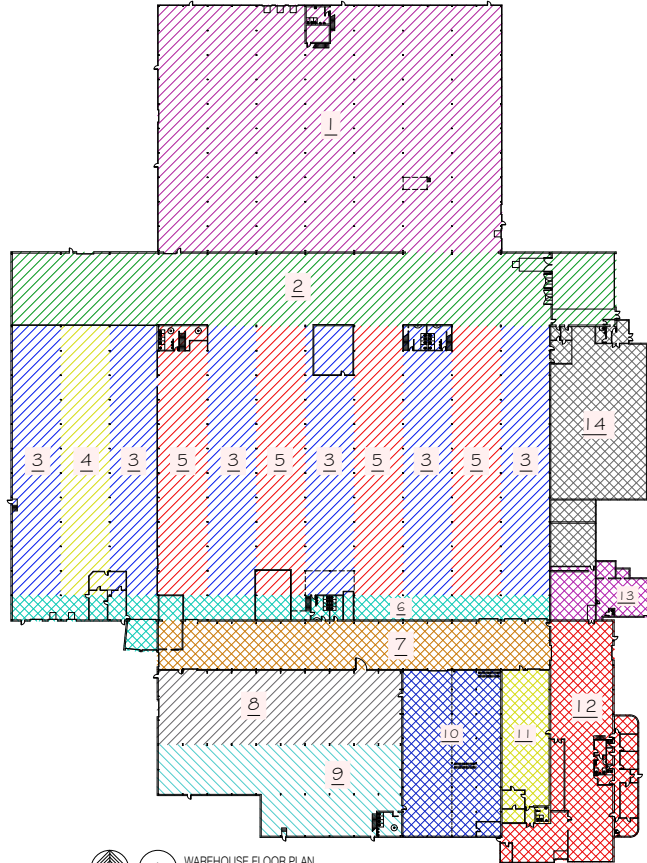


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SITE PLAN

NUMBER DESIGNATION	HATCH	CLEAR HEIGHTS	SQUARE FOOTAGE (SQFT)
1	[Pink diagonal hatch]	18.67'	57,109
2	[Green diagonal hatch]	28.43'	29,927
3	[Blue diagonal hatch]	20.47'	53,117
4	[Yellow diagonal hatch]	26.65'	8,813
5	[Red diagonal hatch]	16.09'	35,299
6	[Cyan diagonal hatch]	17.50'	9,818
7	[Orange diagonal hatch]	17.85'	12,992
8	[Light blue diagonal hatch]	25.63'	12,287
9	[Light green diagonal hatch]	22.58'	12,350
10	[Light purple diagonal hatch]	22.45'	11,118
11	[Light yellow diagonal hatch]	12.00'	5,001
12	[Light red diagonal hatch]	16.17'	13,670
13	[Light blue diagonal hatch]	10.50'	3,616
14	[Cross-hatch]	N/A	13,324
15	[NOT SHOWN]	N/A	13,324
TOTAL	N/A	N/A	291,765



1 WAREHOUSE FLOOR PLAN
 SCALE: 1"=35'

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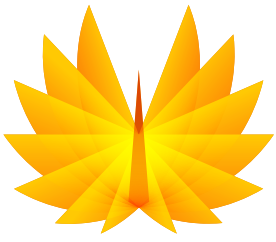
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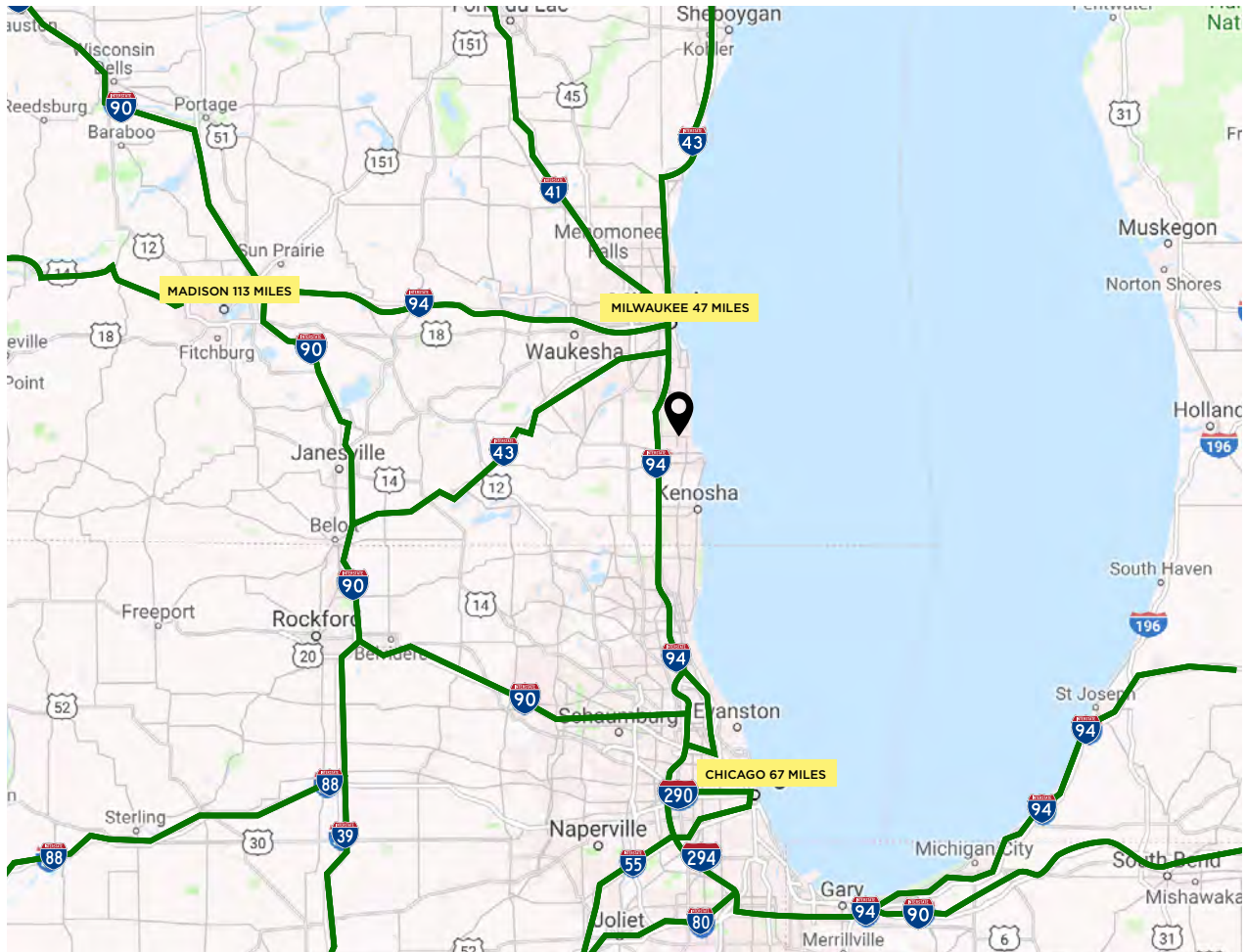
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LOCATION MAP



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